

July 5th. 2021

REPLY TO YOUR EMAIL DATED JUNE 30TH. 2021



5.1 IS THE PROPOSED AMENDMENT IN ACCORDANCE WITH THE GROWTH POLICY.

THE GOAL UNDER CHAPTER 3, DEMOGRAPHICS AND HOUSE ACCORDING TO THIS PROPOSED CHANGE WOULD (GOAL) PROMOTE DIVERSE DEMOGRAPHIC OF RESIDENTS. AS IT IS ENCOURAGE HOUSING (P.15.1), PROVIDE SERVICES AND FACILITIES TO SUPPORT ELDERLY, AND SPECIAL-NEEDS RESIDENTS INCLUDING DISABLED VETERANS (G.16. ANOTHER GOAL WOULD BE TO PROVIDE SAFE HOUSING THAT IS AVAILABLE, ACCESSIBLE, AND AFFORDABLE FOR ALL SECTORS OF RESIDENTS. (G.16) AS FOR POLICIES IS IT WILL PROVIDE AFFORDABLE HOUSING FOR LOW INCOMES AND SPECIAL CONSIDERATION GROUPS. (P.16.1) AND INCLUDE HOUSING FOR THE NEEDY FOR ALL TOWNS IN THE FLATHEAD. (P.16.2) THIS IS ALSO COVERED UNDER P.16.3 AND P.16.4.

CHAPTER 1: THE CHARACTER OF FLATHEAD COUNTY

1. (PROTECT THE VIEWS), THIS AREA WOULD ALSO PROVIDE PARK AND OPEN SPACE FOR THE RESIDENTS ALONG SPRING CREEK FRONTAGE.
2. (PROMOTE A DIVERSE ECONOMY) LOW INCOME HOUSING
3. (MANAGE TRANSPORTATION) THE HOUSING WILL BE FOR ELDERLY, DISABLED VETERANS, WILL PROMOTE PUBLIC TRANSPORTATION USE.
4. (MAINTAIN THE IDENTITY OF RURAL COMMUNITIES) THIS AREA IS RURAL, AND HAS SAFE AND QUIET NEIGHBORHOOD AND IS TUCKED AWAY FROM THE USED CAR LOTS, MINI STORAGE, WAREHOUSES, STORE AND LUMBER YARDS JUST DOWN THE STREET.

THE ZONE CHANGE WOULD FIT PERFECTLY TO ACCOMMODATE THE CHANGE FROM BUSINESS ENTITIES TO RURAL HOUSING FOR LOW INCOME RESIDENTS, THUS HELPING DISABLED AND VETERANS TO STAY CLOSE TO SHOPPING AND MANY AVAILABLE BUSINESSES NEEDS.

THANK YOU
DONALD SCOTT DAVIS
PHONE: 406-212-8439
EMAIL: MAXWELLSNORTSNORT@GMAIL.COM

A handwritten signature in black ink, appearing to read "Donald Scott Davis".

06-23-2021

REPLY TO YOUR EMAIL DATED 06-07-2021

**5. IS THE PROPOSED AMENDMENT IN ACCORDANCE WITH THE GROWTH POLICY /
NEIGHBORHOOD PLAN?**

THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF THE KALISPELL MASTER PLAN MAP 2010 WHICH
WAS ADOPTED IN 1986. THE MASTER PLAN MAP DESIGNATES THE PROPERTY AS RESIDENTIAL.

WHEN THE KALISPELL MASTER PLAN WAS ADOPTED IN 1986, ALL OF EVERGREEN WAS ON SEPTIC
SYSTEMS AND ONLY A SMALL AREA WAS ON PUBLIC WATER. THE EVERGREEN FIRE DISTRICT AT THE
TIME WAS AN ALL-VOLUNTEER DEPARTMENT. MUCH OF THE COMMERCIAL AREA EAST OF SNAPPYS AND
K-MART WAS RESIDENTIAL. NOW WITH PUBLIC WATER AND SEWER SERVICE, AND A MORE INTENSE
COMMERCIAL STRIP AS CONLINS FURNITURE AND THE EXPLOSION OF NEW COMMERCIAL BUILDING ALL
ALONG MT. HIGHWAY 35 AND DOWN SOUTH CEDAR DRIVE. THIS R-5 PROPERTY BORDERS B-1 AND B-2
PROPERTY ZONING. IT MAKES GOOD LAND USE POLICY TO CONVERT THE R-5 TO A HIGHER USE THAT
MATCHES ITS SURROUNDINGS. LAND OWNERS BORDERING MY PROPERTY ALL READY HAVE CHANGED
THEIR ZONING CLASSIFICATIONS IN ALL AREAS NEAR THIS PROPERTY. AND THIS CHANGE WOULD BE
MORE COMPATIBLE WITH THE NEIGHBORING MANUFACTURED HOME PARKS, AND ALL THE NEW
COMMERCIAL USE AND BUILDING, INCLUDING THE NEW HIGH DENSITY ASSISTED LIVING FACILITY.

**ATTACHED IS THE: EVERGREEN ENTERPRISE AREA. ADDENDUM TO THE KALISPELL CITY-COUNTY
MASTER PLAN YEAR 2010. THIS WAS ADOPTED BY: FLATHEAD COUNTY RESOLUTION NO. 790Z ON
DECEMBER 21, 2015.**

THANK YOU

DONALD SCOTT DAVIS

PHONE: 406-212-8439

EMAIL: MAXWELLSNORTSNORT@GMAIL.COM



JUL - 6 2021

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06-23-2021



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THANK YOU

DONALD SCOTT DAVIS

PHONE: 406-212-8439

EMAIL: MAXWELLSNORTSNORT@GMAIL.COM

A handwritten signature in black ink that reads "Donald Scott Davis".

06-22-2021

Scott Davis
Thu 7/1/2021
11:23 AM
To: emack@flathead.mt.gov

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From: Scott Davis <maxwellsnortsnort@live.com>
Sent: Thursday, July 1, 2021 11:21 AM
To: Erik Mack <emack@flathead.mt.gov>
Subject: Re: FZC-21-11 Zone Change

Hello Erik,

I thought I addressed that on the last page of the document I returned. Maybe I should not have included the Evergreen Master Plan copy as extra, I just wanted everyone to know that I'm also in abeyance to that also.

But I read the Flathead County Growth Policy you sent. I'm thinking I'm mostly Chapter three: Demographics and Housing on page 31 and 32?

Thanks
Scott

From: Erik Mack <emack@flathead.mt.gov>
Sent: Wednesday, June 30, 2021 2:06 PM
To: 'maxwellsnortsnort@live.com' <maxwellsnortsnort@live.com>
Subject: RE: FZC-21-11 Zone Change

I received a copy of the title reports for your property. I still need you to address the County Growth Policy, not the Kalispell City-County Master Plan or Evergreen Enterprise area plan. The Master Plan has been rescinded and the Evergreen Enterprise area plan does not include your property. Once you have addressed the growth policy I will be able to add your file to an upcoming planning board agenda. I have included my previous email with links to the Growth Policy and Growth Policy Map below.

If you have any questions or concerns please send me an email me.

Thank You,

Erik K. Mack, AICP
Planner III

Flathead County Planning & Zoning
40 11th St West
Suite 220
Kalispell, MT 59901
Phone: 406.751.8200
Fax: 406.751.8210

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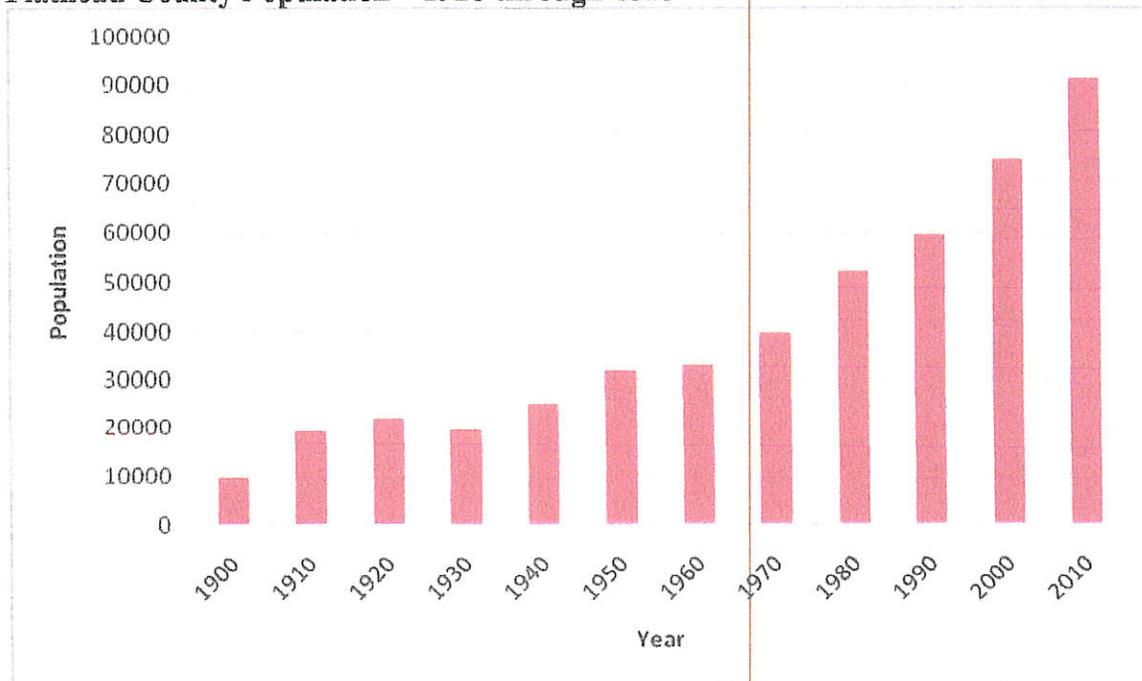
PART 1: Population (see Goal 15)

Population Growth

Population growth in Flathead County over the past 100 years has been significant and dynamic, as shown in Figure 3.1 below. With the exception of the period between 1920 and 1930, growth has generally exceeded 10% over the course of each decade. Only the decade between 1950 and 1960 experienced a single digit population growth of 5%. In total, population growth over the last 100 years has been approximately 81,553 people, which translates into a nine-fold population increase in the County. For a detailed account of the historical growth and development of Flathead County, please refer to Appendix A: Baseline Analysis.

The population boom of recent time began in the 1970s when population growth accelerated dramatically. The largest growth rate for any 10 year period since 1900 was the ten year period between 1970 and 1980 which experienced a 32% increase in population from 39,460 to 51,966 residents. This growth lessened during the 1980's to 14% as the population increased by 7,252 people. From 1990 to 2000 the growth in population resumed its post 1970 charge with a 26% increase, resulting in a 2000 population of 74,471 people.³⁷

**Figure 3.1
Flathead County Population – 1920 through 2010**



Source: U.S. Census Data, 1900 thru 2010

Since 2000 Flathead County's population has increased at a relatively constant rate of approximately 2% per year. Between 2000 and 2005 the US Census estimated a

³⁷ United States Census Bureau, population summary data, 1900 thru 2010

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population increase from 74,471 to 83,172 people, representing an approximate 12% increase over the first five years of the decade. By the year 2010 Flathead County's population had increased over 22% during the course of the decade, for a total of 90,928 residents by the time the decennial census was conducted.³⁸ While the overall growth rate appears consistent with the growth experienced between 1990 and 2000, the second half of the decade experienced a significantly different level and direction of growth than the first half, as evidenced by Table 3.1 below.

Rural Population Growth

Approximately 66% of the population in Flathead County resides outside of the cities of Columbia Falls, Kalispell, and Whitefish. This is a slight decrease from 2000 when 69% of the population in the county lived outside of the cities. Recent data shows that the growth in the cities between 2000 and 2010 has notably increased; however, when comparing the first half of the decade (2000 to 2005) to the second half of the decade (2005 to 2010), a stark contrast is apparent in where growth actually occurred. Cities experienced the highest rate of growth in the earlier half of the decade, with populations increasing by 20% or more in Whitefish, Kalispell and Columbia Falls. During this same time period the County's population grew by only 3%. During the second half of the decade the County experienced the highest rate of growth at 15%, while all three cities slowed significantly and, in the case of Whitefish, appear to have lost population. The combined populations of the cities of Columbia Falls, Kalispell, and Whitefish equate to approximately 34% of the total 2010 population of the county; an increase of 2% since 2000. The city of Kalispell alone comprised approximately 29% of the total population of the county in 2010. Table 3.1 contrasts the population change of the three cities and the unincorporated areas of the county.

Table 3.1
Population Growth in Unincorporated Areas vs. Cities – 2000 through 2010

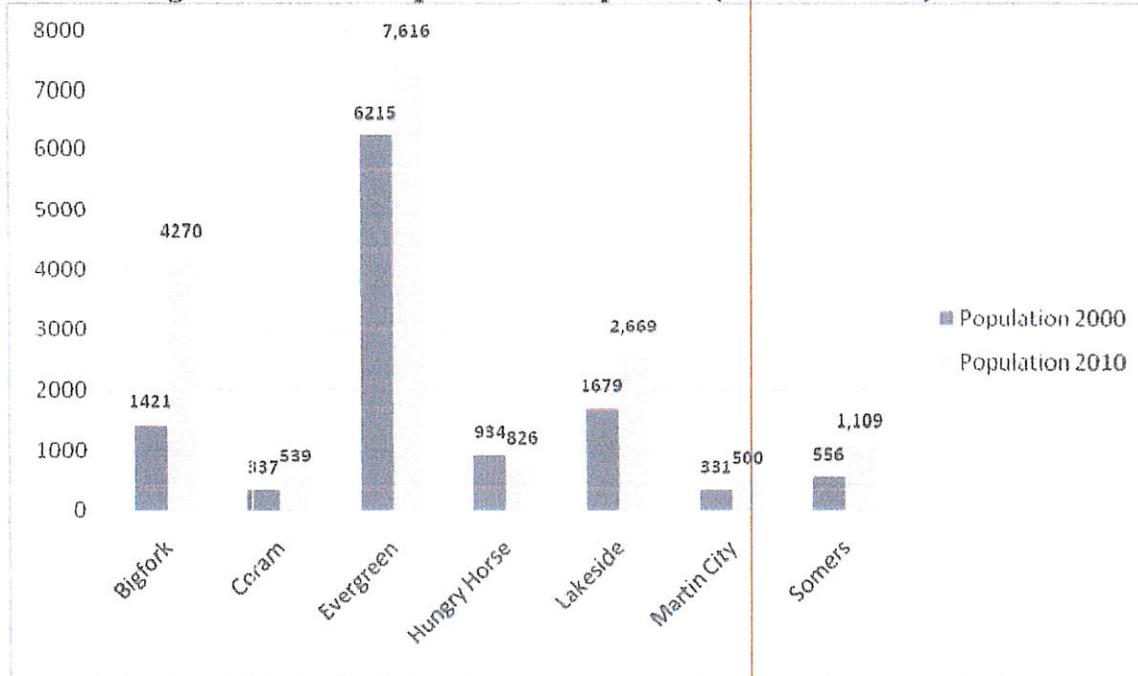
	2000	2005	% Change 2000-2005	2010	%Change 2005-2010
Unincorporated Flathead County	50,672	52,348*	3%	59,956	15%
Columbia Falls	3,674	4,651*	27%	4,688	< 1%
Kalispell	14,999	18,422*	23%	19,927	8%
Whitefish	5,126	7,114*	39%	6,357	-11%
Total Population	74,471	82,535	11%	90,928	10%

*Denotes population estimate provided by the U.S. Census Bureau
Source: U.S. Census Bureau Population Counts; 2000, 2010 and Population Estimates; 2005

³⁸ United States Census Bureau State & County QuickFacts; Flathead County, Montana, 2010.

Nearly 19%³⁹ of the county’s population living outside of the cities of Columbia Falls, Kalispell, and Whitefish are located in Census designated places, as shown in Figure 3.2 and Map 3.1. Census Designated Places (CDPs) are delineated to provide data for settled concentrations of population that are identifiable by name but are not incorporated.

Figure 3.2
Census Designated Places - Population Comparison (2000 thru 2010)



Source: 2010 U.S. Bureau of the Census TIGER Line File, MT Census Places with Population Data

There are currently fifteen CDPs in the county. These include the communities of Bigfork, Evergreen, Lakeside, Somers, Niarada, Marion, Little Bitterroot Lake, Batavia, Kila, Forest Hill Village, Olney, Hungry Horse, Martin City, West Glacier and Coram. Bigfork, Somers, Evergreen and Lakeside have had the greatest increases in population over the past ten years. The community of Bigfork nearly tripled in population with a 200% increase between 2000 and 2010. The population of Somers increased by 99%, the population of Lakeside increased by 59 % and the population of Evergreen increased 23% during the same ten year period. The most significant increases in population in rural communities are occurring where vital public services such as public sewer and water facilities are available.

Several other communities throughout the county are also experiencing growth; some have experienced enough growth over the past decade to be designated CDPs according to the 2010 census. These communities are more scattered, and development is less dense. Residents in these communities are self reliant with individual water and sewer facilities. These communities include Marion, Kila, Ferndale, Creston, and West Glacier.

³⁹ Census 2010 - State and County Population Summary; Census 2010 – Census Place Population Summary (City, Town, CDP)